

University of Houston  
University Center Addition and Renovation Project  
Financial Pro Forma based on New Student Fee Only  
6.10% Debt Service, 25 Years

	----- Revenue -----					----- Expenses -----					
	Phase 1 UC Fee	Food Service Contribution	Total Phase I Revenue	Phase 2 UC Fee	Total Revenue	Less Reserve for Design, etc.	Less Reserve for Def. Maint.	Net Cash Flow Available for Debt Service	Phase 1 Debt Service	Phase 2 Debt Service	Total Debt Service
FY2011	\$ 3,896,050	\$ -	\$ 3,896,050	\$ -	\$ 3,896,050	\$ (3,896,050)	\$ -	\$ -	\$ -	\$ -	\$ -
FY2012	3,896,050	420,056	4,316,106	-	4,316,106	\$ (603,950)	-	3,712,156	(296,601)	-	(296,601)
FY2013	3,896,050	420,056	4,316,106	3,896,050	8,212,156	-	(659,920)	7,552,236	(2,260,555)	(477,259)	(2,737,815)
FY2014	3,896,050	420,056	4,316,106	3,896,050	8,212,156	-	(659,920)	7,552,236	(2,260,555)	(3,637,446)	(5,898,002)
FY2015	3,896,050	420,056	4,316,106	3,896,050	8,212,156	-	(659,920)	7,552,236	(2,260,555)	(3,637,446)	(5,898,002)
FY2016	3,896,050	420,056	4,316,106	3,896,050	8,212,156	-	(659,920)	7,552,236	(2,260,555)	(3,637,446)	(5,898,002)
FY2017	3,896,050	420,056	4,316,106	3,896,050	8,212,156	-	(659,920)	7,552,236	(2,260,555)	(3,637,446)	(5,898,002)
FY2018	3,896,050	420,056	4,316,106	3,896,050	8,212,156	-	(659,920)	7,552,236	(2,260,555)	(3,637,446)	(5,898,002)
FY2019	3,896,050	420,056	4,316,106	3,896,050	8,212,156	-	(659,920)	7,552,236	(2,260,555)	(3,637,446)	(5,898,002)
FY2020	3,896,050	420,056	4,316,106	3,896,050	8,212,156	-	(659,920)	7,552,236	(2,260,555)	(3,637,446)	(5,898,002)
FY2021	3,896,050	420,056	4,316,106	3,896,050	8,212,156	-	(659,920)	7,552,236	(2,260,555)	(3,637,446)	(5,898,002)
FY2022	3,896,050	420,056	4,316,106	3,896,050	8,212,156	-	(659,920)	7,552,236	(2,260,555)	(3,637,446)	(5,898,002)
FY2023	3,896,050	420,056	4,316,106	3,896,050	8,212,156	-	(659,920)	7,552,236	(2,260,555)	(3,637,446)	(5,898,002)
FY2024	3,896,050	420,056	4,316,106	3,896,050	8,212,156	-	(659,920)	7,552,236	(2,260,555)	(3,637,446)	(5,898,002)
FY2025	3,896,050	420,056	4,316,106	3,896,050	8,212,156	-	(659,920)	7,552,236	(2,260,555)	(3,637,446)	(5,898,002)
FY2026	3,896,050	420,056	4,316,106	3,896,050	8,212,156	-	(659,920)	7,552,236	(2,260,555)	(3,637,446)	(5,898,002)
FY2027	3,896,050	-	3,896,050	3,896,050	7,792,100	-	(659,920)	7,132,180	(2,260,555)	(3,637,446)	(5,898,002)
FY2028	3,896,050	-	3,896,050	3,896,050	7,792,100	-	(659,920)	7,132,180	(2,260,555)	(3,637,446)	(5,898,002)
FY2029	3,896,050	-	3,896,050	3,896,050	7,792,100	-	(659,920)	7,132,180	(2,260,555)	(3,637,446)	(5,898,002)
FY2030	3,896,050	-	3,896,050	3,896,050	7,792,100	-	(659,920)	7,132,180	(2,260,555)	(3,637,446)	(5,898,002)
FY2031	3,896,050	-	3,896,050	3,896,050	7,792,100	-	(659,920)	7,132,180	(2,260,555)	(3,637,446)	(5,898,002)
FY2032	3,896,050	-	3,896,050	3,896,050	7,792,100	-	(659,920)	7,132,180	(2,260,555)	(3,637,446)	(5,898,002)
FY2033	3,896,050	-	3,896,050	3,896,050	7,792,100	-	(659,920)	7,132,180	(2,260,555)	(3,637,446)	(5,898,002)
FY2034	3,896,050	-	3,896,050	3,896,050	7,792,100	-	(659,920)	7,132,180	(2,260,555)	(3,637,446)	(5,898,002)
FY2035	3,896,050	-	3,896,050	3,896,050	7,792,100	-	(659,920)	7,132,180	(2,260,555)	(3,637,446)	(5,898,002)
FY2036	3,896,050	-	3,896,050	3,896,050	7,792,100	-	(659,920)	7,132,180	(2,260,555)	(3,637,446)	(5,898,002)
FY2037	-	-	-	3,896,050	3,896,050	-	(659,920)	3,236,130	-	(3,637,446)	(3,637,446)
Total	\$ 101,297,300	\$ 6,300,840	\$ 107,598,140	\$ 97,401,250	\$ 204,999,390	\$ (4,500,000)	\$ (16,497,994)	\$ 184,001,396	\$ (54,549,930)	\$ (87,775,969)	\$ (142,325,899)

Financing Assumptions:

Term (years)	25
Rate	6.10%
Min. Debt Coverage Ratio	1.15

Cost Assumptions:

Core & Shell - phase 1	\$	19,000,000	reduced during VE
Core & Shell - phase 2	\$	18,709,700	no change during VE
P&E Costs - phase 1	\$	2,601,678	8% of TPC
P&E Costs - phase 2	\$	3,733,132	8% of TPC

Revenue Assumptions:

	Fee increase per long semester		Fee increase per short semester	
Fiscal Year 2011 (Phase 1)	\$	50	\$	25
Fiscal Year 2013 (Phase 2)	\$	50	\$	25
Total UC Fee Increase	\$	100	\$	50

Fiscal Year	FY11			FY12	FY13	FY14	FY15
Enrollment for Summer	10,100			10,100	10,100	10,100	10,100
Enrollment for Fall	37,370			37,370	37,370	37,370	37,370
Enrollment for Spring	35,501			35,501	35,501	35,501	35,501

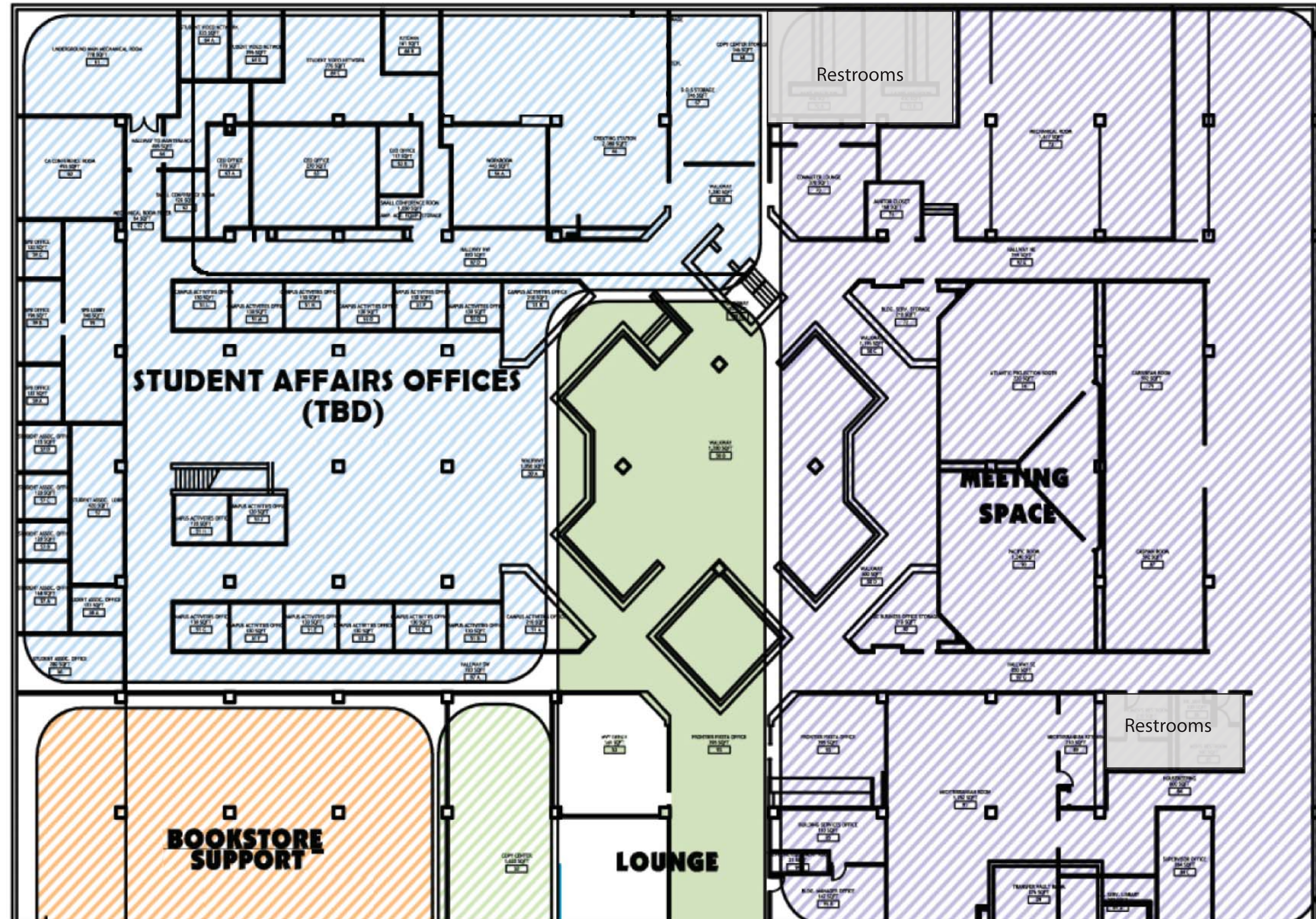
----- Coverage -----								
Net Cash Flow After Debt Service	Debt Coverage Ratio (without Reserve Fund)	Debt Coverage Ratio (with Reserve Fund)	Debt Service Reserve Fund Deposit	Cumulative Reserve Fund	Draws Against Reserve Fund	Balance in Reserve Fund	Cumulative Available Cash Surplus	
\$ -	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	
3,415,555	12.52	12.52	-	-	-	-	3,415,555	
4,814,422	2.76	2.76	40,000	40,000	-	40,000	8,189,976	
1,654,235	1.28	1.28	40,000	80,000	-	80,000	9,804,211	
1,654,235	1.28	1.28	40,000	120,000	-	120,000	11,418,446	
1,654,235	1.28	1.28	40,000	160,000	-	160,000	13,032,680	
1,654,235	1.28	1.28	40,000	200,000	-	200,000	14,646,915	
1,654,235	1.28	1.28	40,000	240,000	-	240,000	16,261,149	
1,654,235	1.28	1.28	40,000	280,000	-	280,000	17,875,384	
1,654,235	1.28	1.28	40,000	320,000	-	320,000	19,489,619	
1,654,235	1.28	1.28	40,000	360,000	-	360,000	21,103,853	
1,654,235	1.28	1.28	40,000	400,000	-	400,000	22,718,088	
1,654,235	1.28	1.28	40,000	440,000	-	440,000	24,332,323	
1,654,235	1.28	1.28	40,000	480,000	-	480,000	25,946,557	
1,654,235	1.28	1.28	40,000	520,000	-	520,000	27,560,792	
1,654,235	1.28	1.28	40,000	560,000	-	560,000	29,175,026	
1,234,179	1.21	1.21	40,000	600,000	-	600,000	30,369,205	
1,234,179	1.21	1.21	40,000	640,000	-	640,000	31,563,384	
1,234,179	1.21	1.21	40,000	680,000	-	680,000	32,757,562	
1,234,179	1.21	1.21	40,000	720,000	-	720,000	33,951,741	
1,234,179	1.21	1.21	40,000	760,000	-	760,000	35,145,920	
1,234,179	1.21	1.21	40,000	800,000	-	800,000	36,340,098	
1,234,179	1.21	1.21	40,000	840,000	-	840,000	37,534,277	
1,234,179	1.21	1.21	40,000	880,000	-	880,000	38,728,455	
1,234,179	1.21	1.21	40,000	920,000	-	920,000	39,922,634	
1,234,179	1.21	1.21	40,000	960,000	-	960,000	41,116,813	
(401,316)	0.89	1.16	40,000	1,000,000	(1,000,000)	-	40,675,497	
\$ 41,675,497					\$ (1,000,000)			





# UC Underground

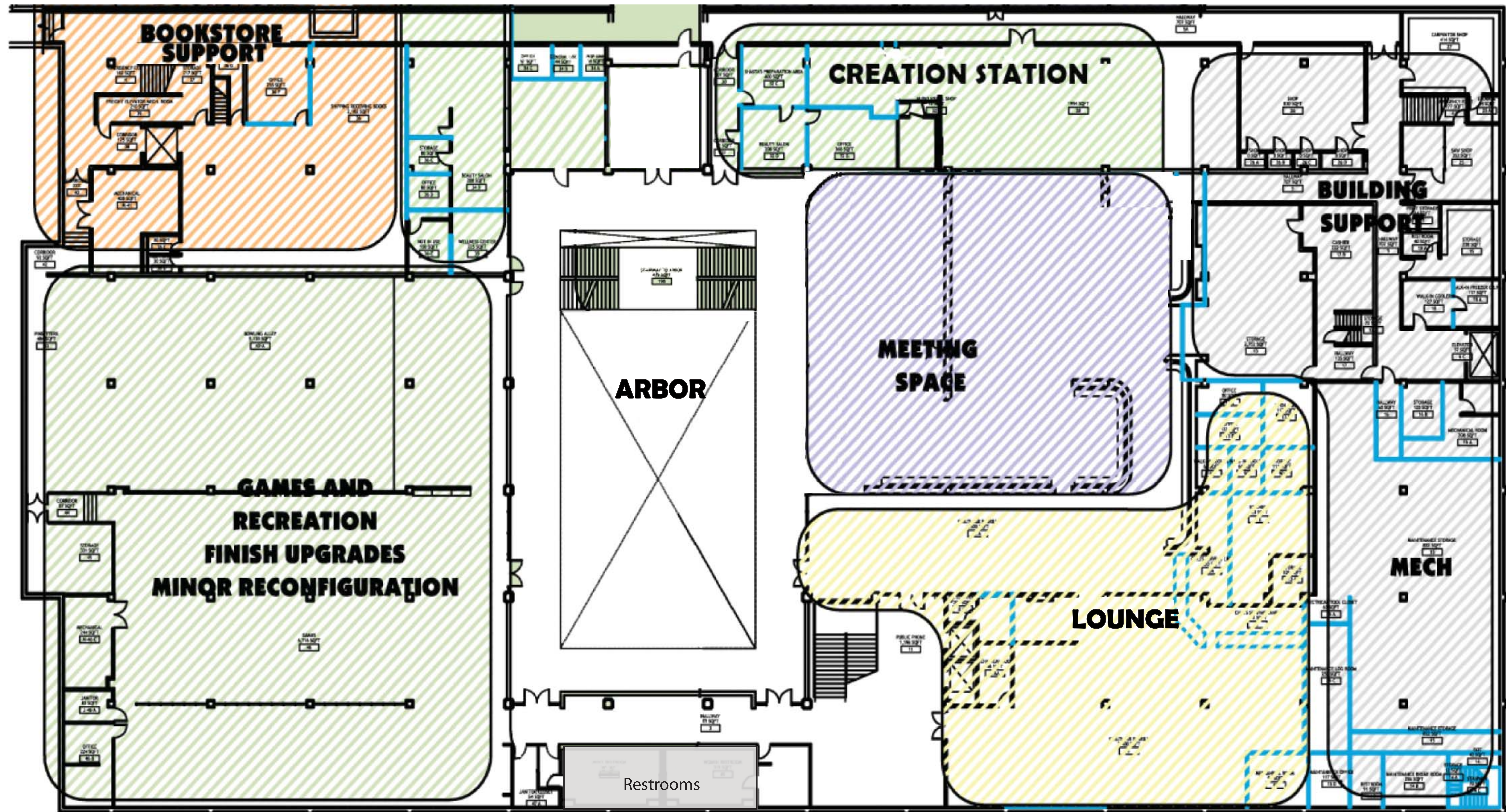
# Phase 1





# Ground Floor

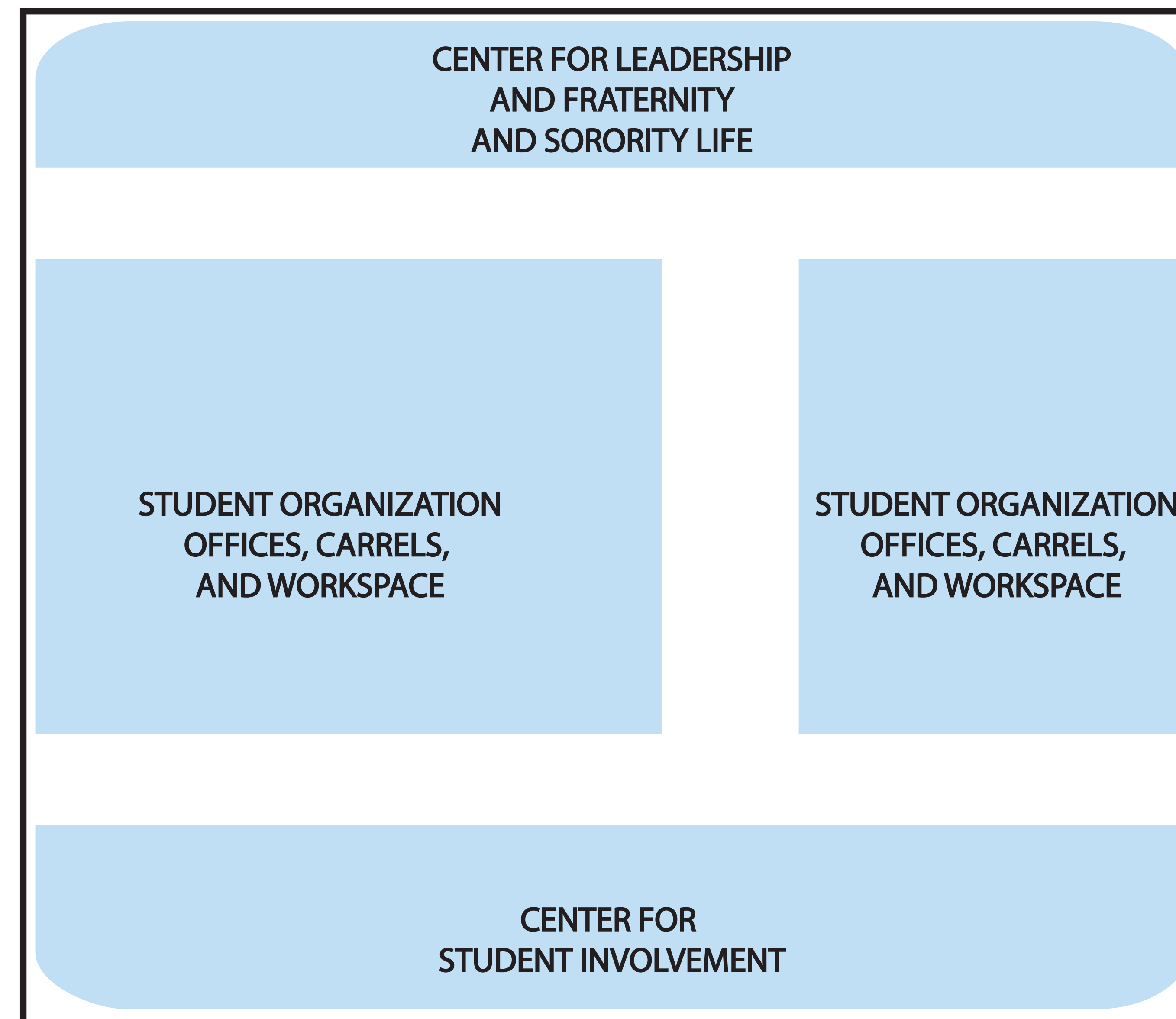
## Phase 2





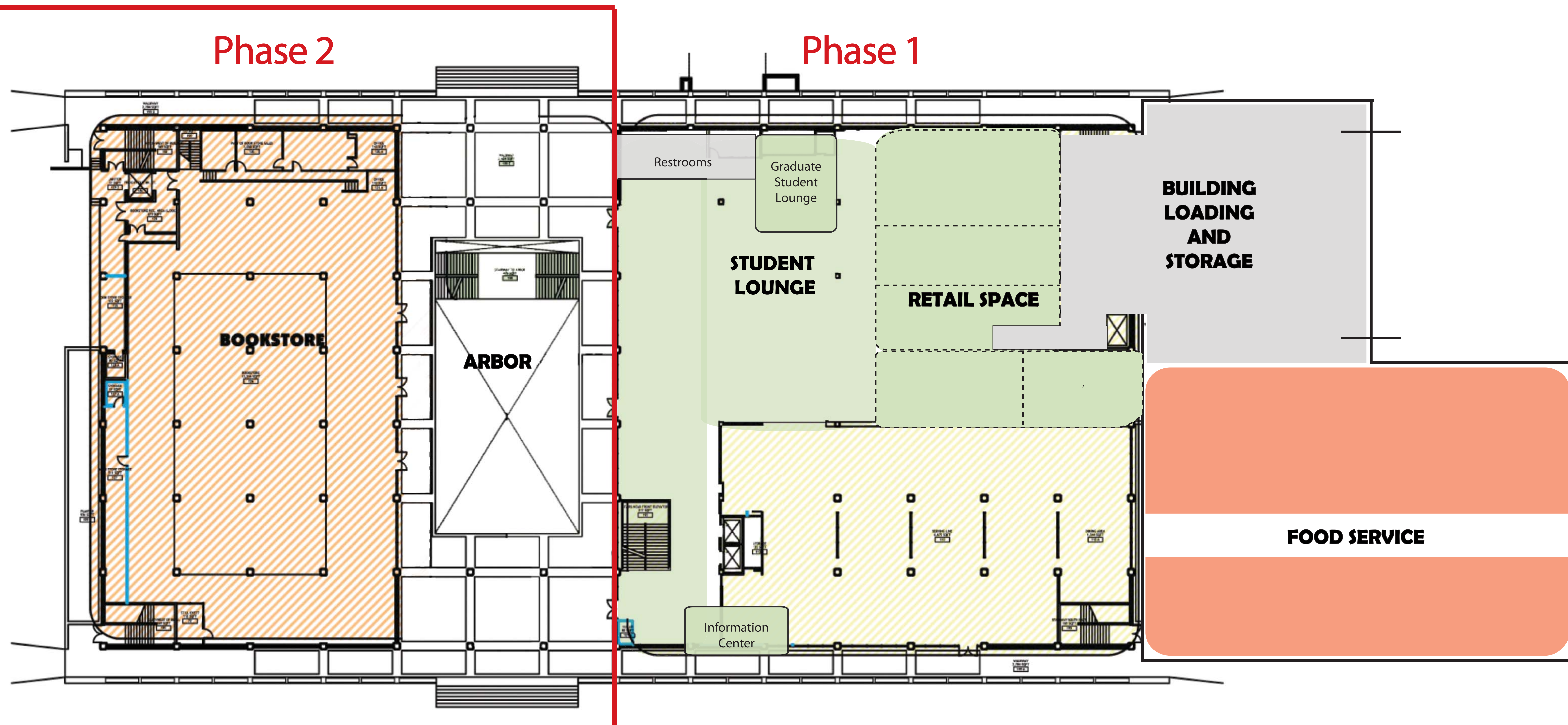
# First Floor

OUTDOOR PERFORMANCE  
AND SEATING SPACE



Phase 2

Phase 1





# Second Floor

